MOVING OHIO FORWARD Grant Program
• Approximately 100,000 unsalvageable vacant and abandoned homes in Ohio
1. Assemble data on existing conditions
2. Establish priorities and criteria for demolition
3. Define area where demolition will occur
4. Outline a post-demolition strategy
DESIGNATED TARGET AREA
(4) Collinwood

HOST ORGANIZATION
Northeast Shores Development Corporation (NSDC)

LEADERSHIP TEAM
Freddy Collier, Chief City Planner
Brian Friedman, NSDC Director
Wayne Mortensen, TAP Manager
Greg Solits, TAP Liaison

ENGAGED STAKEHOLDERS
East 156th Street Block Watch
Debbie Gulyas, Resident
Pat Harrison, Resident
Andrea Hinton, Resident
Mary Louise Jesek Daily, Legislative Aide (Ward 11)
Camille Maxwell, NSDC
Michael D. Polensek, Councilman
Bobbi Reichtell, NPI Vice President

ABSTRACT
The overall framework for the Target Area Plan centers on the rehabilitation of East 156th Street as a pedestrian-scaled, residential street that is integral to the success of the Waterloo Corridor and greater Collinwood.

STAKEHOLDER FEEDBACK
In order to gain a more nuanced understanding of the community dynamics, several key community stakeholders took part in confidential interviews. The following summary reflects the observations of that collective group.

Rock and Roll – Collinwood’s Waterloo Corridor is Cleveland’s preeminent “Rock-n-Roll” neighborhood; a funky, eclectic neighborhood where the culture of rock-n-roll is evident in the people, the community’s offerings, and the physical surroundings. Coventry, as it existed 30 or 40 years ago, was referenced as an example. On Waterloo, this is most strongly represented by the Beachland Ballroom, which is the main draw – setting the tone for the neighborhood. Hosting musical
shops, bakeries, bars, banks, and restaurants. It was a self-sustaining neighborhood.

IDENTIFIED CHALLENGES

- Limited Lake Access
- Neighborhood Not Visible from Freeway
- While Central, Still Isolated from Rest of Cleveland
- Perception of Crime
- Physical Barriers (Fences, Walls, Private Streets)
- Suburban Style Development in Recent Decades
- Segmentation of Community by Infrastructure

COMMUNITY STRENGTHS

Lake Erie & Green Space - First and foremost is Collinwood's proximity to Lake Erie. The neighborhood's boundaries include 2.75 miles of shoreline. In addition, close to half mile of that shoreline is parkland as Euclid Beach Park and Wildwood State Park sits where the Euclid Creek meets Lake Erie. Humphrey Park lies to the South of Lakeshore Boulevard and just to the West of the entrance to Euclid Beach, and Wildwood State Parks.

Accessibility - Northshore Collinwood is nestled between Bratenahl, Euclid, the Cleveland Memorial Shoreway and Lake Erie offering it the feeling of a private neighborhood, while also affording it a tremendous amount of accessibility. The neighborhood is 15 minutes by car to the two largest employment centers in the metropolitan region, Downtown Cleveland and University Circle. Access to I-90 means that Collinwood is within an hour’s drive of close to 3 million of Northeast Ohio's 5.5 million residents. This allows residents of Collinwood easy access to all that Northeast Ohio offers, and also makes Collinwood easy to get to for those visiting. In addition, the area is served by the rail network which makes it a good place to do business for manufacturers and shippers, and an ideal site for future RTA rapid transit service.
FIELD SURVEY

An essential first step in any urban design or planning endeavor is a detailed investigation into existing conditions. Often called “windshield surveys”, this first-person research relies on a street-by-street and parcel-by-parcel analysis of the target area. It is a resource-intensive activity that yields time-sensitive results, but forms a more comprehensive understanding of the economic, social, and political dynamics acting on a particular place. Fortunately, many community organizations throughout Cleveland already participate in some version of this activity. Unfortunately, those surveys (including survey categories and ratings applied) are as varied as the communities themselves. For the purposes of the Target Area Planning process, a consolidated survey instrument was developed in collaboration with community development staff and was evenly applied across all identified target areas. To assure consistency in surveying, two Neighborhood Progress staff members facilitated the effort by training community volunteers and CDC staff as well as completing significant portions of each survey first hand. This provides the ability to simultaneously chronicle local conditions and compare across all target areas.

Five categories were analyzed in the survey: lot status, land use, lot condition, building condition, and building occupancy and each were given a limited range of responses. It was determined that these categories were inclusive of the key dynamics unavailable in other resources (i.e. the NEO CANDO web application) and that a trained community volunteer could quickly assess these dynamics. Neighborhood Progress will continue to refine the survey into a tool that can be implemented city-wide that is easy and quick-enough to regularly update. This evolution may lead to a more sophisticated input mechanism (i.e. with a smart phone) that automatically updates a central database and could be expanded to include code violation information.
LAND USE (middle left)
In an ideal world, lots would be utilized as they were intended and city planners could more accurately predict the need of communities in which they operate. This category helps us see how the community is ACTUALLY functioning relative to where commercial activity is occurring, where the residential areas are concentrated, and what community assets (jobs, institutions) might be within a community.

LOT CONDITION (bottom left)
This category analyzes the physical condition of a given parcel. Is the yard well-kept or overgrown? Is it a meticulously-landscaped community asset or just an average lawn? Perhaps most importantly, the tool allows the user to identify lots that may present safety hazards and work to resolve that condition and maintain community pride and value. You may notice that lot conditions typically lag below building conditions because of home owners' tendency to apply limited resources first toward the maintenance of their home.

BUILDING CONDITION (top right)
The structural and aesthetic condition of buildings within an area is critical to the type of community that is fostered. This metric accounts for the wide array of building conditions that exist throughout Cleveland; from buildings that should be condemned to those that were recently constructed, renovated, or are meticulously maintained. The majority of communities in Cleveland have “Good” or “Fair” structures.

BUILDING OCCUPANCY (middle right)
This is, perhaps, the most straightforward category, but the hardest to assess on the part of the surveyor. Still, it is critical to understand the vacancy dynamics that are at work within a community. You will see that vacancy is often directly related to building and lot condition.

LOT STATUS (top left)
This category simply denotes the current status of the parcel in question. Is there a building being constructed or torn down? Is it a vacant lot? Etc. This category helps us immediately identify places within the target area that are most susceptible to quick change. Looking at the orange or red lots, we can quickly identify where the vacant lots within the surveyed area are and if they are graded and ready to go (red) or need a small amount of site preparation (orange).
POST DEMOLITION STRATEGY

• Short and long-term
• Economic benefits
• Development opportunities
• Ecological outcomes
• Infrastructure considerations
• Life cycle costs
SHOULD THE SITE BE PRESERVED?

decision factors

green space potential?

holding strategy

short-term development potential

menu of treatments
1. greening / holding
2. landscape buffer

long-term development potential

menu of treatments
1. community garden
2. remediation
3. pavement removal
4. greening / holding
5. stormwater management

yes preservation strategy

no

development potential?

menu of treatments
1. energy generation
2. stormwater management
3. park / natural area / linkage
4. agriculture
5. tree nursery
6. remediation

choose a treatment

implement land preservation or development strategy
1. HEALTH & SAFETY ISSUES
2. INFILL DEVELOPMENT
3. GREENING STRATEGIES
4. INFRASTRUCTURE
5. URBAN AGRICULTURE
6. ENERGY GENERATION
1. HEALTH & SAFETY ISSUES
2. INFILL DEVELOPMENT
3. GREENING STRATEGIES
4. INFRASTRUCTURE
5. URBAN AGRICULTURE
6. ENERGY GENERATION
1. Fire-damaged
2. Structurally unsound
3. Clusters of vacant houses
4. Near schools
5. In high-crime areas
6. On near-vacant streets
7. High risk of lead exposure
1. HEALTH & SAFETY ISSUES
2. INFILL DEVELOPMENT
3. GREENING STRATEGIES
4. INFRASTRUCTURE
5. URBAN AGRICULTURE
6. ENERGY GENERATION
HOLDING STRATEGIES in future development areas
REDUCING DENSITY
Lot Consolidations
LOT CONSOLIDATIONS
Design Standards
De-densification

Improve Your Lot – Interboro Partners
Home Improvement Initiative, Part I: Making Do

We begin with the true story of Wenda Cowens and Helen McMurray, two sisters whose entrepreneurship provides a perfect introduction to the New Suburbanism.

Before the 1967 Detroit riots, Wenda Cowens was living in a flat, while Helen was renting a house at 2005 Elmhurst Avenue. Helen had been trying to buy a house on the street, but still didn't have enough money.

But in the aftermath of the riot, the property values on Elmhurst Avenue plummeted. In April 1968, Helen was finally able to buy a house at 1967 Elmhurst.

That summer Wenda bought the house at 2005 Elmhurst, which Helen had just vacated, which was just three lots away.

Like so many buildings on the block, the houses at 2001 and 1995 Elmhurst were abandoned and torn down. The sisters acquired the vacant land from the city. They made them part of the large garden that now connects their two houses.

The result is a new typology of sorts: the lot for two sisters!

De-densification

Improve Your Lot – Interboro Partners
Good Neighbor Initiative

The Good Neighbor Initiative is our proposal for a program that gives vacant, city-owned lots to homeowners whose lots are contiguous to those vacant lots.

1) After planting tomato, cucumber, spinach, carrots, and beets, Jerry, an avid gardener from 34 Alger Street, had no more room for his pole beans.

He thought about continuing his garden across property lines onto the vacant lot next door, but he had no idea who its owner was, and didn’t know whether or not they would care. At the suggestion of a friend, he called the Park Center to inquire about the Good Neighbor Initiative.

2) Jerry learned that as the owner of a home next to a vacant lot in a neighborhood that is more than ten percent vacant, he is eligible for the program.

He learned that the previous owner had defaulted on his loan, and that the lot was now owned by the city. He filed the necessary paperwork, and was given title to the property in exchange, he has to make payments of $100 per year in property taxes, which is significantly less than he would have to pay if he bought the property on his own.

De-densification

Improve Your Lot – Interboro Partners
1. HEALTH & SAFETY ISSUES
2. INFILL DEVELOPMENT
3. GREENING STRATEGIES
4. INFRASTRUCTURE
5. URBAN AGRICULTURE
6. ENERGY GENERATION
Coming soon
yet more pointless
green space to provide
a maintenance liability
for your neighbourhood.
GREEN INFRASTRUCTURE Green space network
Oak Hill Neighborhood
Youngstown, Ohio
Oak Hill Neighborhood
Youngstown, Ohio
Morgana Run Trail
COMMUNITY GREENING Single Vacant Lot
COMMUNITY GREENING Large-scale intervention
Ashbury and East 105th Street Cleveland
1. HEALTH & SAFETY ISSUES
2. INFILL DEVELOPMENT
3. GREENING STRATEGIES
4. INFRASTRUCTURE
5. URBAN AGRICULTURE
6. ENERGY GENERATION
Cudell Neighborhood
District CSO Area - more than 80% Impervious

81 square miles

Total area of the combined sewer system

65 square miles

Total area of impervious surfaces in the combined sewer system

36 billion gallons

Annual stormwater runoff volume entering District-owned sewers in the combined sewer system

Northeast Ohio Regional Sewer District
Protecting Your Health and Environment
Green infrastructure:
Scattered site infiltration
Green infrastructure:
Stream daylighting
Neighborhood-scale riparian strategy
GREEN INFRASTRUCTURE

Neighborhood-scale riparian strategy
1. HEALTH & SAFETY ISSUES
2. INFILL DEVELOPMENT
3. GREENING STRATEGIES
4. INFRASTRUCTURE
5. URBAN AGRICULTURE
6. ENERGY GENERATION
HUNGER-PROOF LANDSCAPE

About 10% of the Greater Cleveland population experience chronic hunger. The combined caloric needs of hungry people in Greater Cleveland is around 93 billion calories per year. Some of this need is met by social programs, community organizations, and local food banks. But there is clearly a gap between growing needs and the ability of the existing support network to meet these needs. The hunger-proof landscape aims to identify crops and livestock that would produce enough calories to completely eradicate hunger in Greater Cleveland. And then determine how much land (and in what configuration) would be needed to produce these calories. The hunger-proof landscape links land reclamation with local self-reliance in an effort to extract a tangible benefit from vacant land.

A food-producing landscape is also an aesthetic opportunity, one that can redefine urban neighborhoods and create opportunities for design exploration.

A MAP OF CLEVELAND SHOWING PREFERRED SITES FOR URBAN AGRICULTURE
COMMUNITY GARDEN Cleveland
FARM INCUBATOR Ohio City
CHATEAU HOUGH Cleveland
BIOCELLAR CONCEPT Cleveland
Galvanized steel tubing for roof structure

Double glazing

King beam

I-beam central post

C-beam frame

Waterproofing around the base of the BioCellar

Short shrubs along the South wall

Central water tank

Roof vents

Curtains for heat retention

Reflective lining on the North wall

BIOCELLAR CONCEPT Cleveland
AMID GROWING CONCERN ABOUT FOOD QUALITY AND SUPPLY, NEW RESIDENTIAL COMMUNITIES INCORPORATE SUSTAINABLE FARMING.

Your Sub-Division

By Sarah-Jane Lennard

IMAGE: SIMON WELLS

Re-imagining a [Greater] Cleveland

URBAN AGRICULTURE INNOVATION ZONE

Concept 3

Cleveland, OH
1. HEALTH & SAFETY ISSUES
2. INFILL DEVELOPMENT
3. GREENING STRATEGIES
4. INFRASTRUCTURE
5. URBAN AGRICULTURE
6. ENERGY GENERATION
ENERGY GENERATION
Solar, wind geothermal
Wind Speed at 100 Meters:
- 9.0 - 9.8 m/s
- 8.5 - 9.0 m/s
- 8.0 - 8.5 m/s
- 7.5 - 8.0 m/s
- 7.0 - 7.5 m/s
- 6.5 - 7.0 m/s
- 6.0 - 6.5 m/s
- 5.5 - 6.0 m/s
- < 5.5 m/s
PLANNING RESOURCES


*John Mack, Urban Long Term Research Area Exploratory Program Vacant Land Rapid Assessment Tool (VL-RAP)*

*Reimagining Cleveland, Ideas to Action Vacant Land Resource Book* [www.reimaginingcleveland.org](http://www.reimaginingcleveland.org)
RESOURCE LIBRARY

https://dropbox.kent.edu/login.cfm?id=1799
MAPPING RESOURCES

OHIO GREEN PRINT  http://ohiogreenprint.org

OHIO SOIL SURVEY  http://www.dnr.state.oh.us/tabid/19387/Default.aspx

NEO CANDO  http://neocando.case.edu/cando/index.jsp

Northern Ohio Data and Information Service  http://nодis.csuohio.edu

COUNTY PLANNING COMMISSIONS: GIS Resources

Metropolitan Planning Organizations (i.e. AMATS, NOACA, TMACOG, SCATS, Eastgate, ERPC)
Partnership with Trust for Public Land - Ohio Green Print

www.ohiogreenprint.org